

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-108
Date Filed: 9-12-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **Jones Road (north), S.W** be changed from the PD-H (Planned Development-Housing) District and R-4 (Single-family Residential) District to the MR-3 (Multi-family Residential) District, to wit:

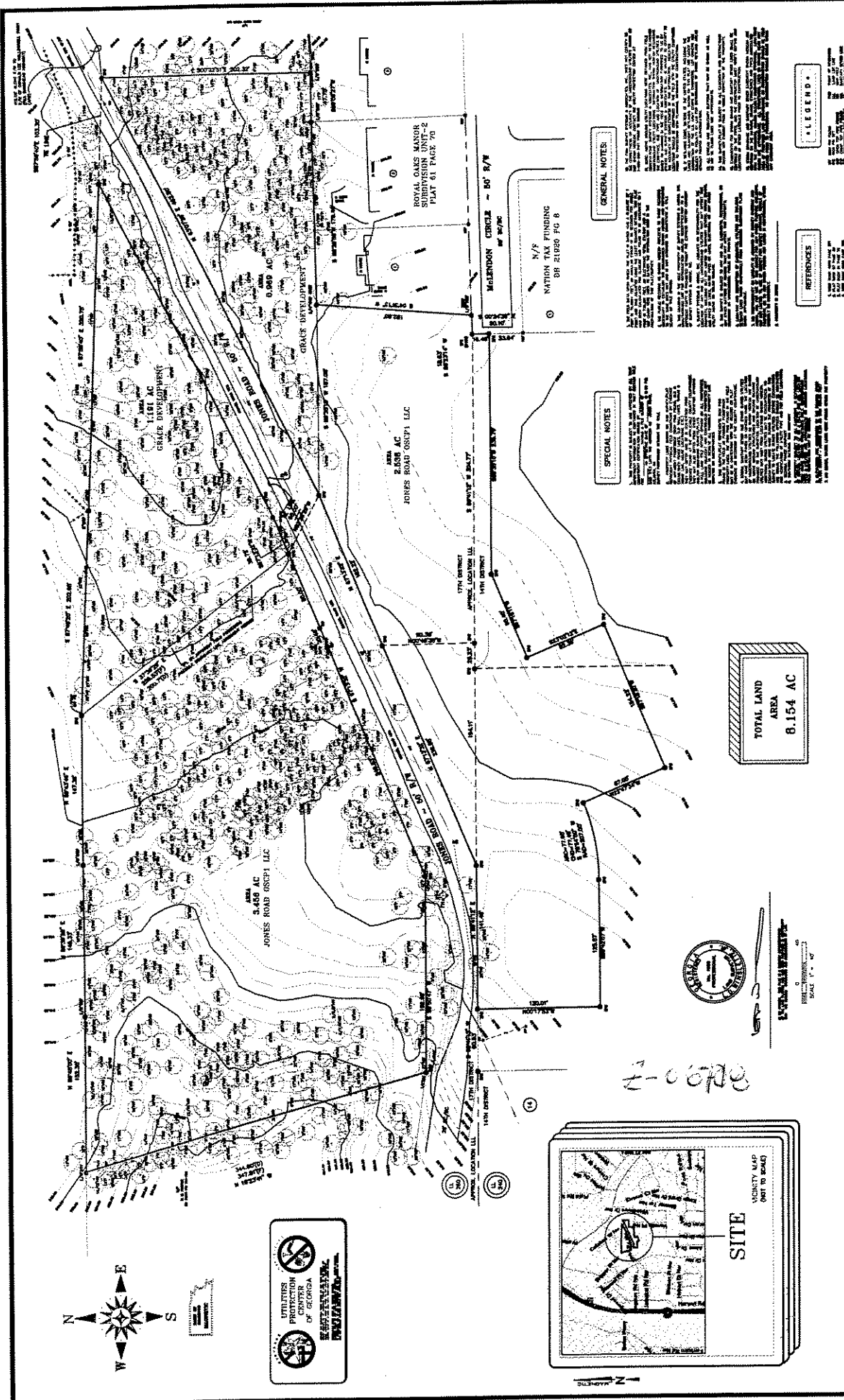
ALL THAT TRACT or parcel of land lying and being in Land Lot 240, 14th District Fulton County and Land Lot 260 of the 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-4



GENERAL NOTES:

1. THE LAND SHOWN ON THIS MAP IS THE PROPERTY OF JONES ROAD OSCP1 LLC.
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SPECIAL NOTES:

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LEGEND:

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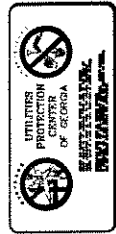
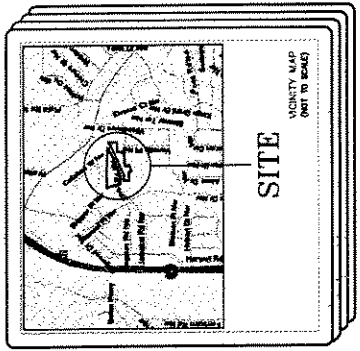
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TOTAL LAND AREA
8.154 AC



PLAT PREPARED FOR:
JONES ROAD OSCP1 LLC
LAND LOT 260 & 240 14TH & 17TH DISTRICT
FULTON COUNTY, GEORGIA



PLAT PREPARED FOR:
JONES ROAD OSCP1 LLC
LAND LOT 260 & 240 14TH & 17TH DISTRICT
FULTON COUNTY, GEORGIA

REVISIONS BY

NO.	DATE	BY	REVISIONS
1			
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DRAWN BY: ES
CHECKED BY: LS, CS
DATE: 08/05/2008
SCALE: 1" = 40'
JOB NO: 4-30341NS.JONES
SHEET NUMBER: 1

1 OF 1 SHEETS

JONES ROAD NORTHERN TRACT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 260, 17TH DISTRICT OF FULTON COUNTY, GEORGIA, CONTAINING 4.647 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING BEGIN AT AN IRON PIN SET AT THE NORTHWEST CORNER OF LOT 1, OF ROYAL OAKS MANOR SUBDIVISION, UNIT 2, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 70, FULTON COUNTY, GEORGIA RECORDS; RUN THENCE SOUTH 89 DEGREES 35 MINUTES 15 SECONDS WEST 187.08 FEET TO AN IRON PIN SET ON THE SOUTHERN RIGHT OF WAY OF JONES ROAD; RUN THENCE NORTH 62 DEGREES 29 MINUTES 29 SECONDS WEST 65.00 FEET TO AN IRO PIN ON THE NORTHERN RIGHT OF WAY OF JONES ROAD AND THE TRUE POINT OF BEGINNING;

RUNNING THENCE ALONG THE NORTHERN RIGHT OF WAY OF JONES ROAD SOUTH 67 DEGREES 13 MINUTES 32 SECONDS WEST 80.00 FEET TO A POINT;

CONTINUING THENCE ALONG SAID RIGHT OF WAY SOUTH 67 DEGREES 13 MINUTES 32 SECONDS WEST 20.49 FEET TO A POINT;

CONTINUING THENCE ALONG SAID RIGHT OF WAY SOUTH 67 DEGREES 13 MINUTES 32 SECONDS WEST 246.83 FEET TO AN IRON PIN SET;

CONTINUING THENCE ALONG SAID RIGHT OF WAY SOUTH 89 DEGREES 50 MINUTES 47 SECONDS WEST 192.59 FEET TO A CRIMP TOP PIPE;

LEAVING SAID RIGHT OF WAY AND RUNNING THENCE NORTH 15 DEGREES 23 MINUTES 41 SECONDS WEST 347.61 FEET TO A ½ INCH OPEN TOP PIPE;

RUNNING THENCE NORTH 89 DEGREES 48 MINUTES 00 SECONDS EAST 152.30 FEET TO A ½ INCH IRON PIN FOUND;

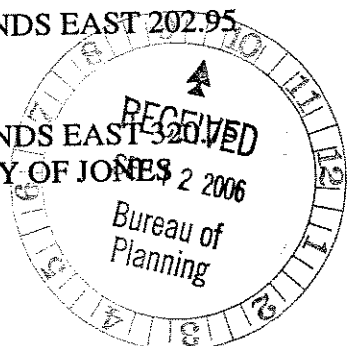
RUNNING THENCE NORTH 89 DEGREES 39 MINUTES 28 SECONDS EAST 149.33 FEET TO A ½ INCH REBAR FOUND;

RUNNING THENCE NORTH 89 DEGREES 43 MINUTES 46 SECONDS EAST 147.36 FEET TO AN IRON PIN SET;

RUNNING THENCE SOUTH 87 DEGREES 48 MINUTES 20 SECONDS EAST 202.95 FEET TO A 2 INCH OPEN TOP PIPE;

RUNNING THENCE SOUTH 87 DEGREES 55 MINUTES 40 SECONDS EAST 320.55 FEET TO AN IRON PIN SET ON THE NORTHERN RIGHT OF WAY OF JONES ROAD;

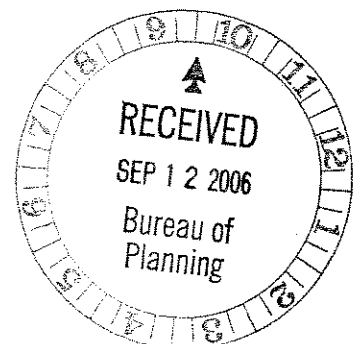
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RUNNING THENCE ALONG SAID NORTHERN RIGHT OF WAY SOUTH 63
DEGREES 07 MINUTES 26 SECONDS WEST 370.64 FEET TO A POINT;

CONTINUING THENCE ALONG SAID RIGHT OF WAY SOUTH 67 DEGREES 13
MINUTES 32 SECONDS WEST 39.72 FEET TO THE IRON PIN SET AT THE **TRUE**
POINT OF BEGINNING;

C:\Clients\OSCP\JONES ROAD COMPOSITE DESC\JONES ROAD NORTHERN TRACT.doc



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